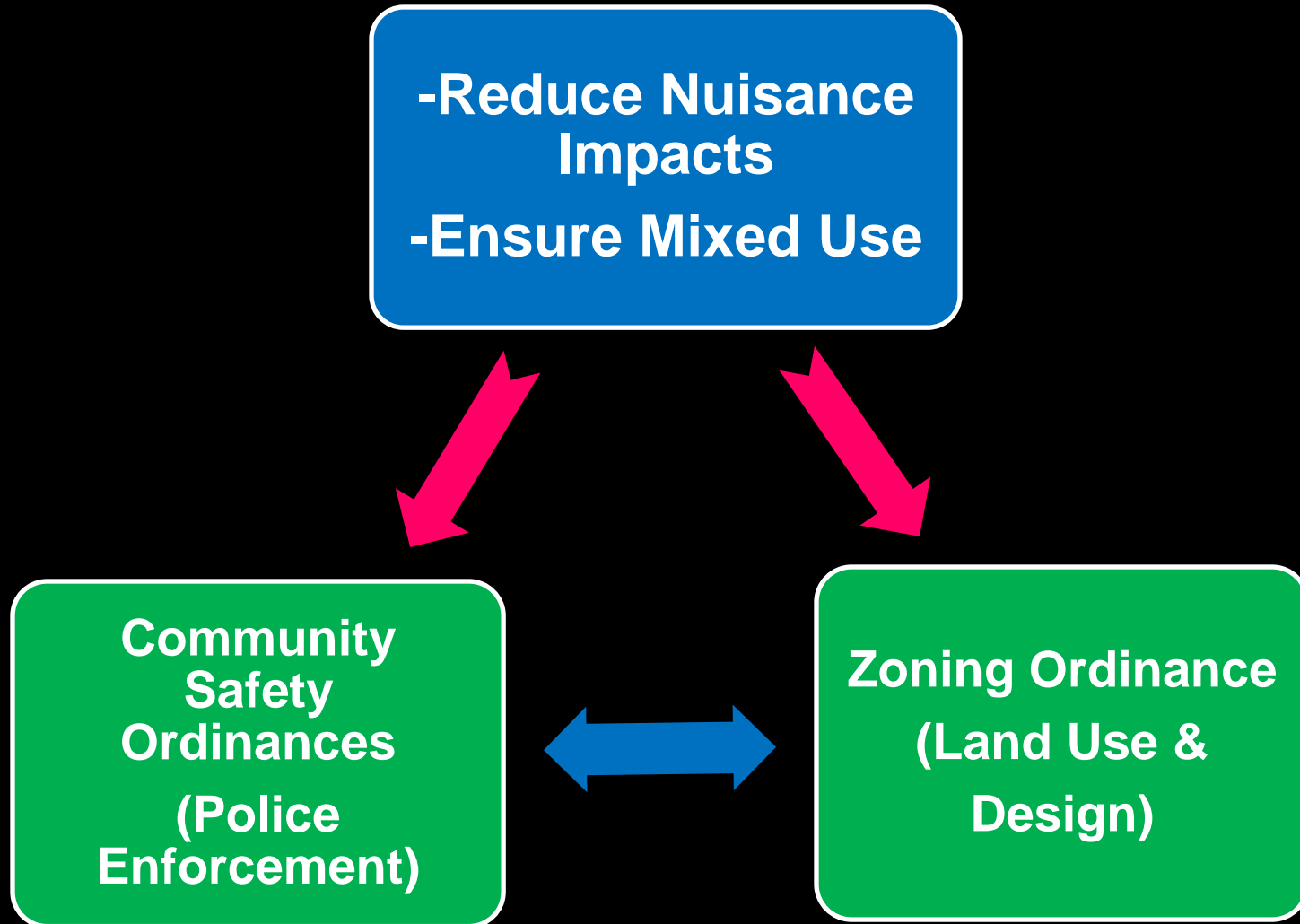


Restaurants/Outdoor Patios & Cafes

Zoning Text Amendment



Existing Ordinance



Restaurants Permitted

- Neighborhood Core Historic District
- Neighborhood Center Historic District
- Rural Mixed Use
- General Mixed Use
- Neighborhood Core
- Light Industrial



Restaurants Conditional

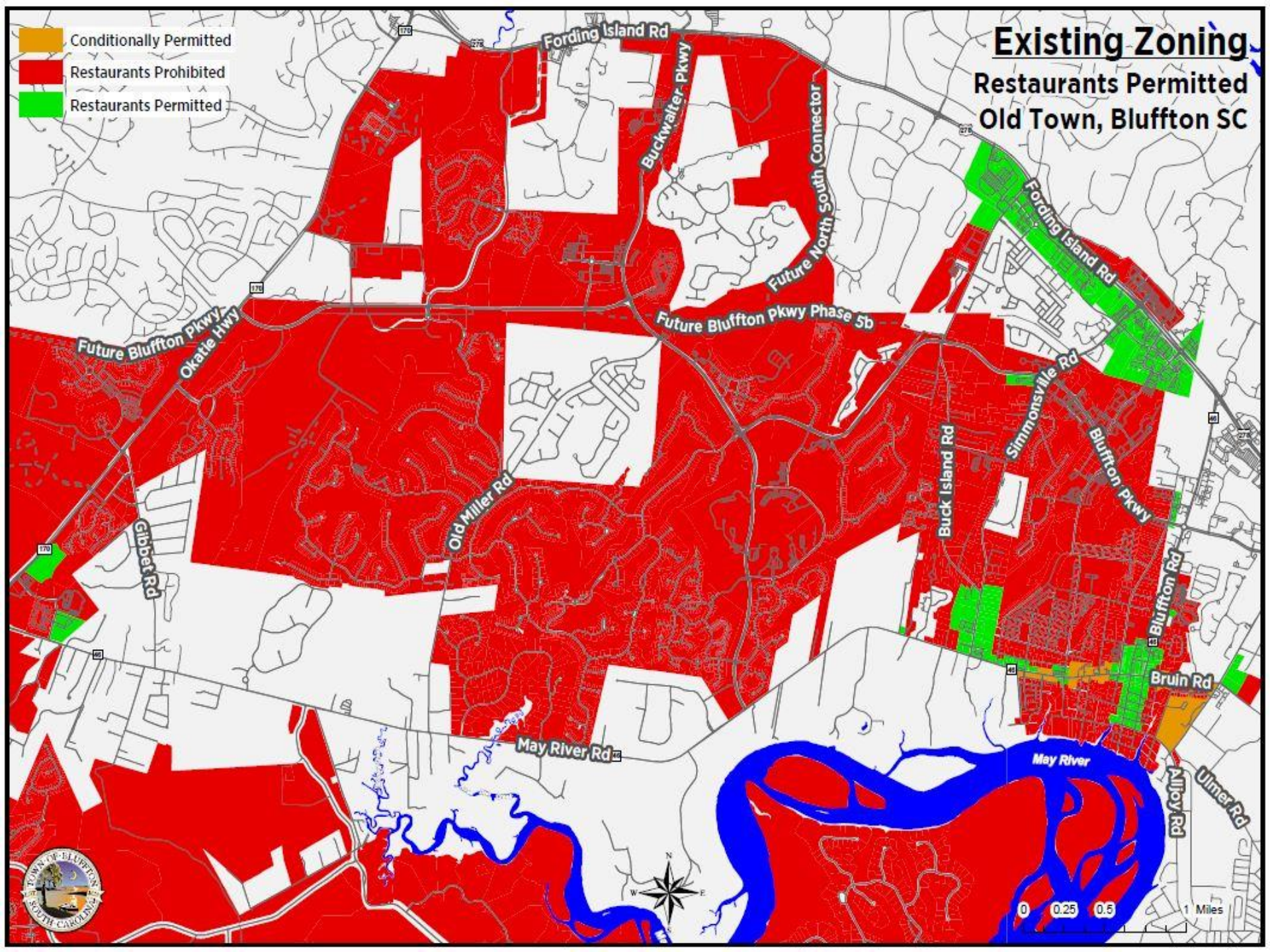
- In Neighborhood General Historic District (NG-HD)
 - Frontage on 46, Bruin and Burnt Church
 - Outdoor Seating if:
 - Delineation of seating area
 - Adequate pedestrian access
 - No entertainment if next to residential



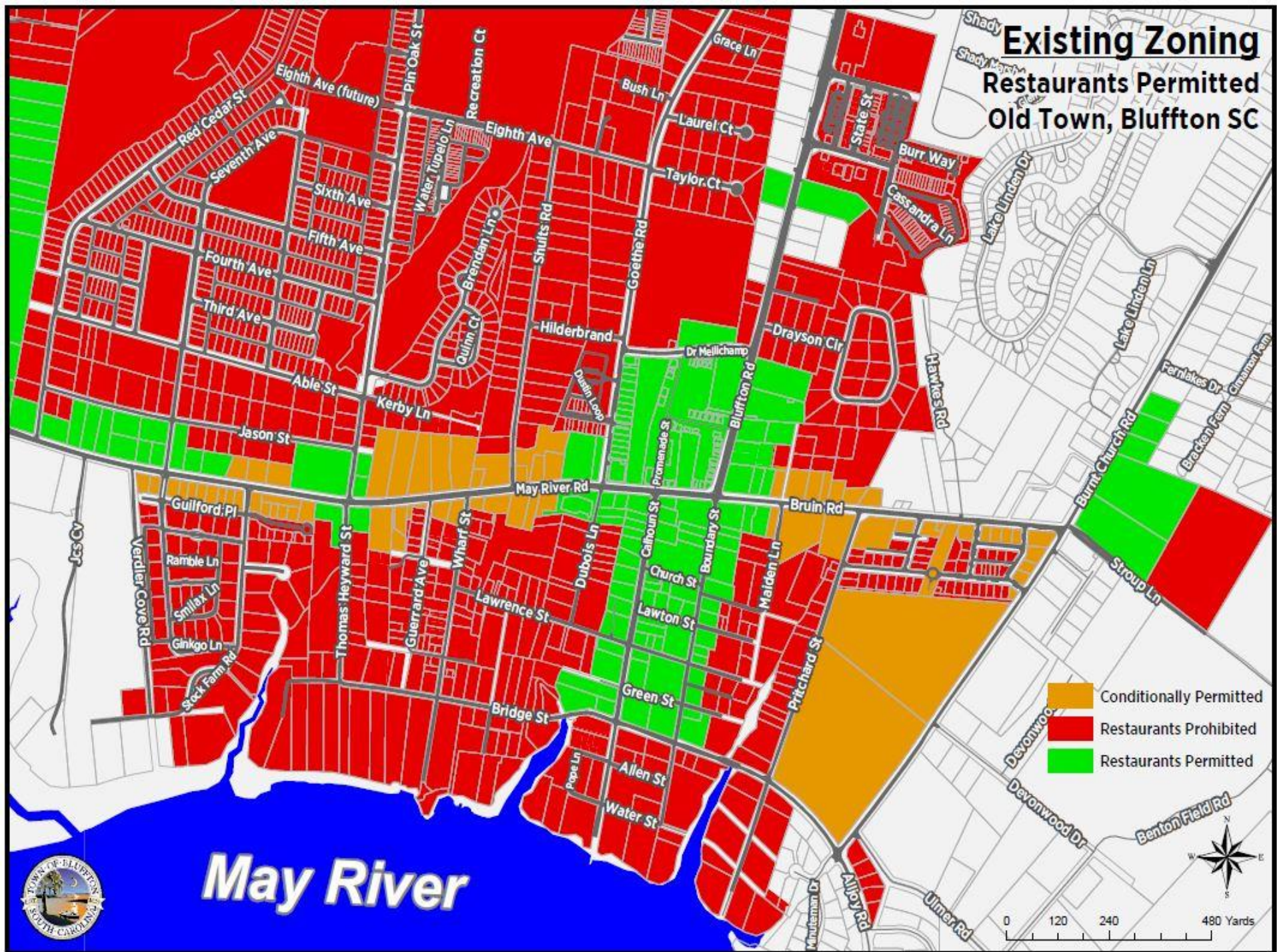
Existing Zoning

Restaurants Permitted
Old Town, Bluffton SC

- Conditionally Permitted
- Restaurants Prohibited
- Restaurants Permitted



Existing Zoning



Proposed Zoning

Restaurants become **conditional use**

Limit restaurant location in **NC-HD and NG-HD**

Outdoor patios permitted with delineation

Distance requirement for outdoor patios with alcohol

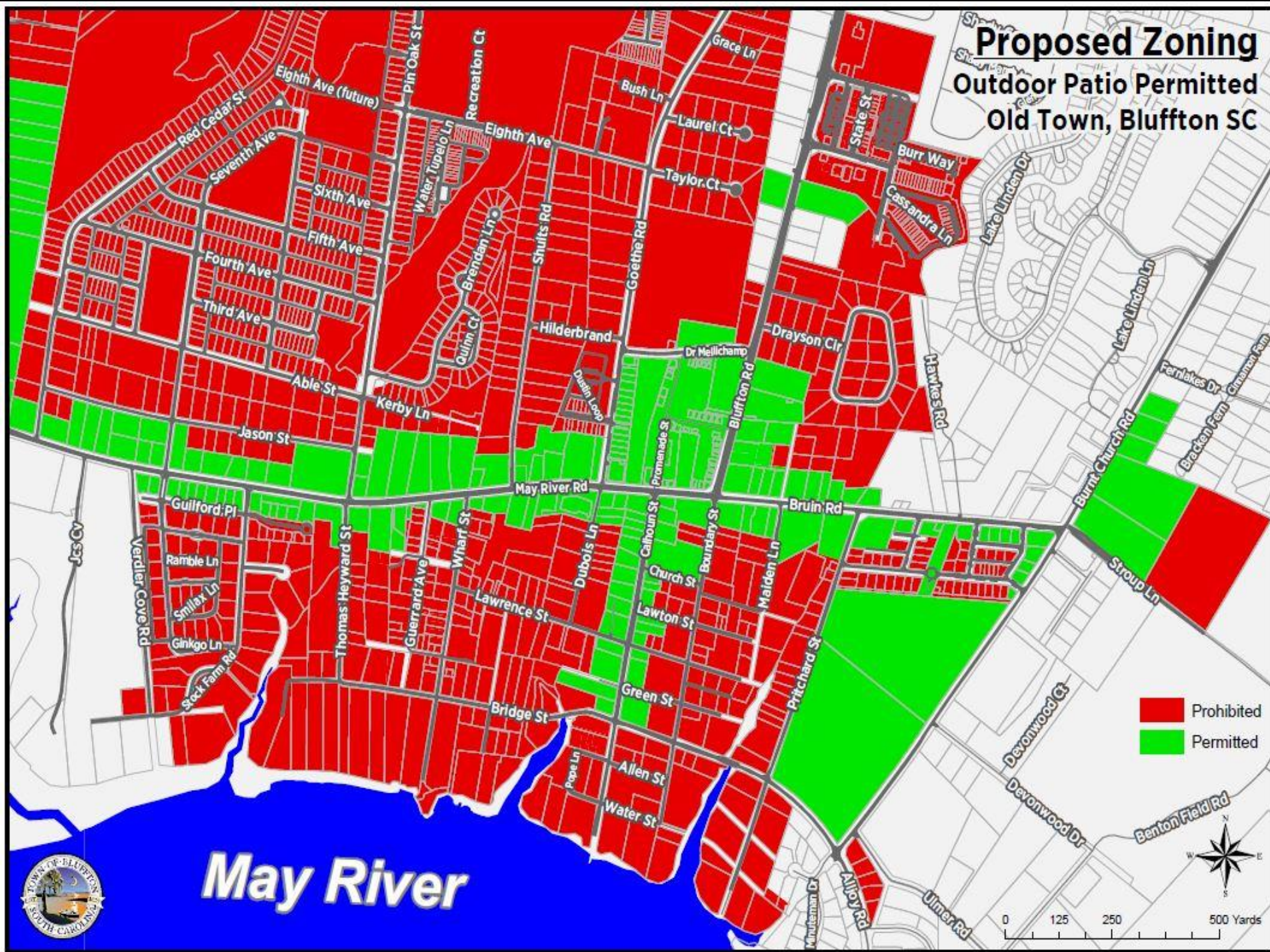
Outdoor entertainment conditional in NC-HD and NG-HD (acoustic guitar & televisions)



Proposed Zoning

Outdoor Patio Permitted

Old Town, Bluffton SC

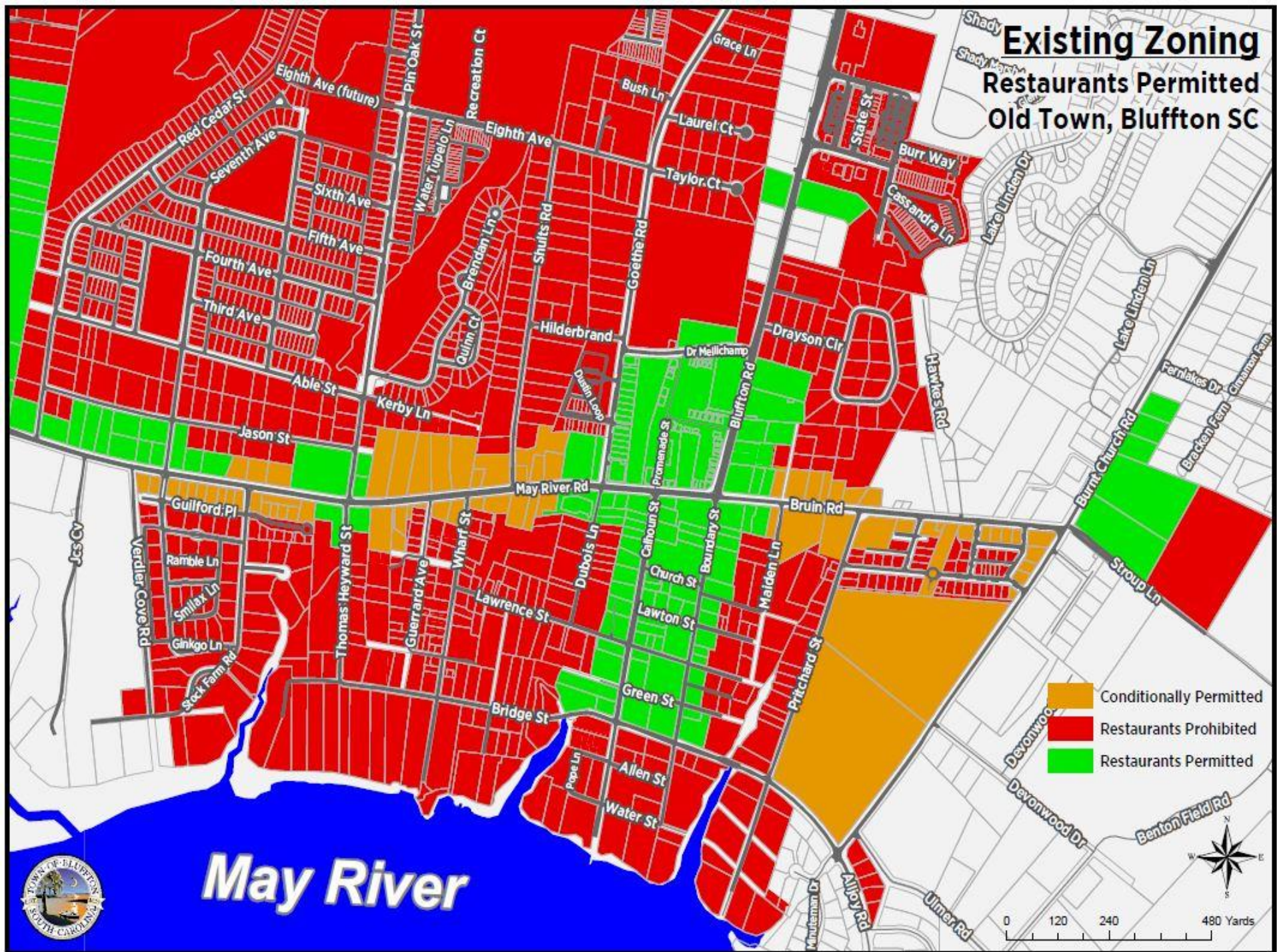


Proposed Zoning



0 125 250 500 Yards

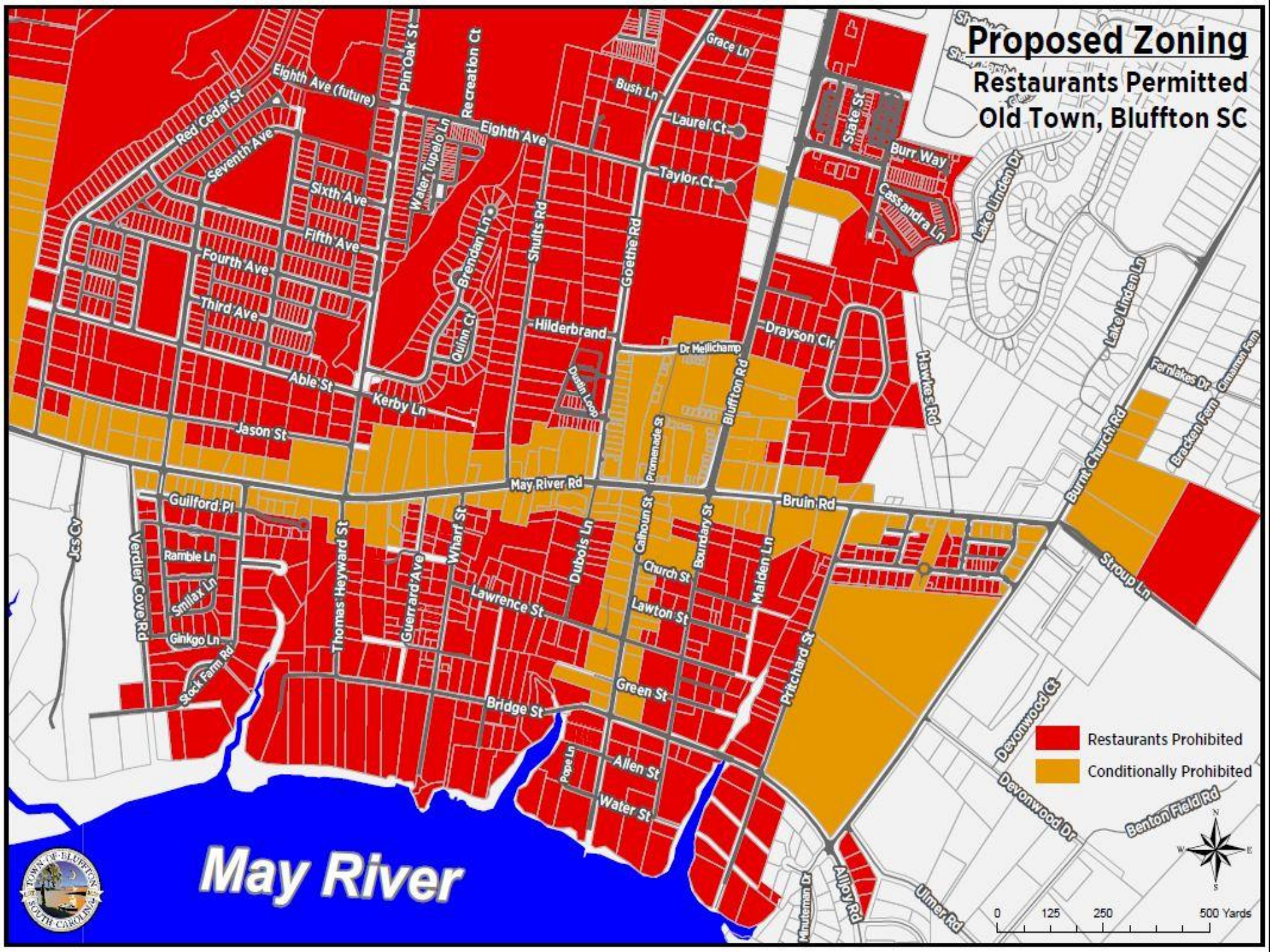
Existing Zoning



Proposed Zoning

Restaurants Permitted

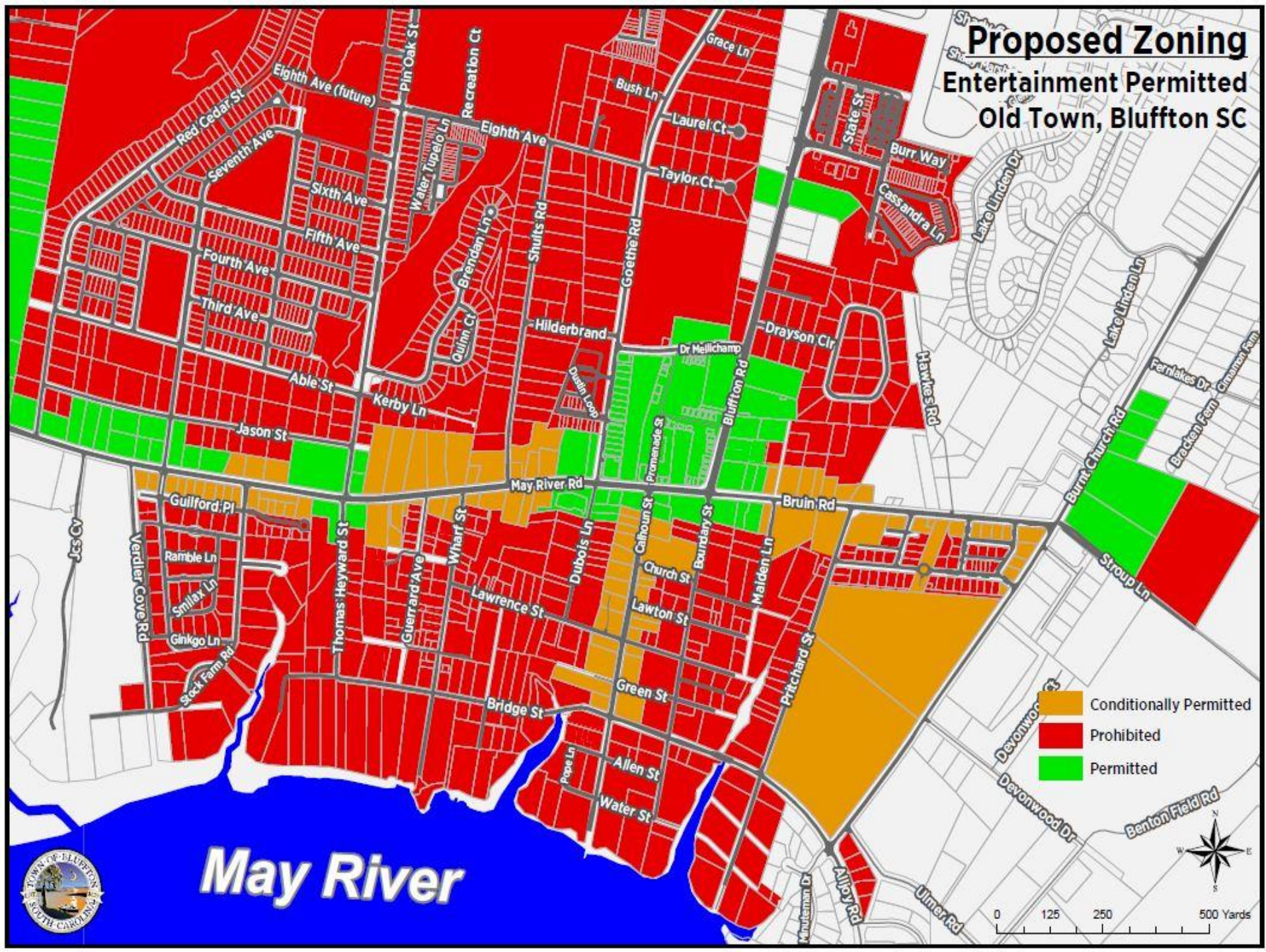
Old Town, Bluffton SC



Proposed Zoning

Entertainment Permitted

Old Town, Bluffton SC



Restaurant/Outdoor Patio/Entertainment by District

District	Restaurant Permitted	Outdoor Patio Permitted	Patio with Alcohol	Entertainment Permitted
NC-HD				
NCE-HD				
NG-HD				
NCV-HD				
RV-HD				
LI				
GM				
NC				
RG				
RMU				
AG				
PR				



Use is conditional and based on specific criteria



Use is permitted with principal use



Use is not permitted



Review Criteria & Analysis:



Comprehensive Plan
Consistency



Demographic Changes,
Best Planning Practices,
Economic Trends

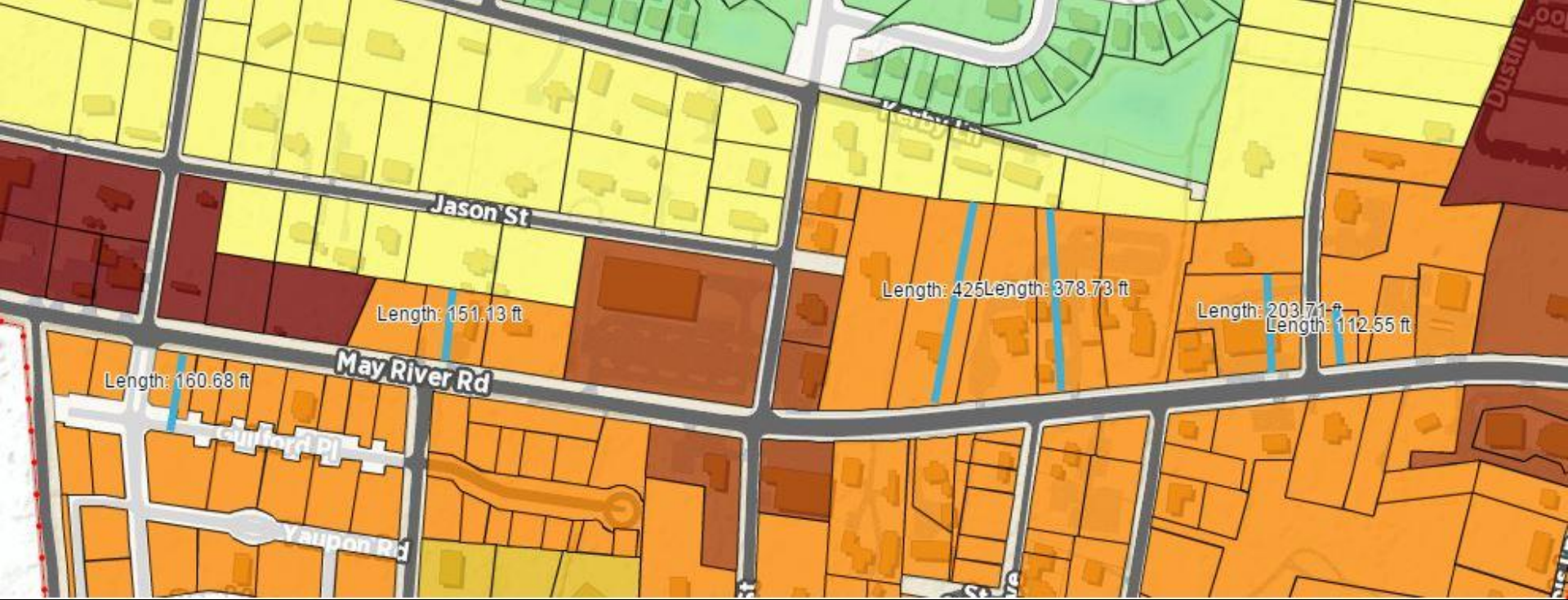


Enhance Health, Safety
& Welfare



Public Services Impact





Outdoor entertainment permitted if:

Located within 50 feet of May River Road

Located 150 feet from existing residential, church, park, school



Restaurant Use – Zoning Text Amendment

